

Patriot  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-14		MEDFORD ST, ARLINGTON

## OWNERSHIP

Unit #:	
Owner 1:	2-14 MEDFORD STREET LLC
Owner 2:	
Owner 3:	
Street 1:	455 MASS AVE STE #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	N
Type:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	
Cntry:	

## NARRATIVE DESCRIPTION

This parcel contains .476 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 7905 Square Feet, with 8 Units, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		0	0 Sq. Ft.	Site			0	0.	0.00	CG																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
325	0.000	872,700			872,700		31842
							GIS Ref
							GIS Ref
							Insp Date
							11/10/18

PREVIOUS ASSESSMENT		Parcel ID	045.0-0004-0005.A	Date	Time																					
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date																

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
					V Tst Verif Notes

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
8/4/2011	813	Sign	1,200					REPL SIGN @ # 6 ME	11/10/2018	MEAS&NOTICE	HS	Hanne S												
6/30/2005	627	Manual	12,000					install comm kitch	4/2/2009	Meas/Inspect	201	PATRIOT												
6/11/2005	534	Renovate	40,000			G6	GR FY06	hadi-capped bath/n	4/13/2000	Meas/Inspect	197	PATRIOT												

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

EXTERIOR INFORMATION test PDF - Combine only			BATH FEATURES			COMMENTS			SKETCH								
Type: 78 - Store	Full Bath	Rating:	VERIZON, NAIL PLACE.			2											
Sty Ht: 2 - 2 Story	A Bath	Rating:															
(Liv) Units: 8	3/4 Bath	Rating:															
Foundation: 3 - BrickorStone	A 3QBth	Rating:															
Frame: 2 - Steel	1/2 Bath: 6	Rating: Good															
Prime Wall: 7 - Brick	A HBth:	Rating:															
Sec Wall:	OthrFix:	Rating:															
Roof Struct: 4 - Flat	OTHER FEATURES																
Roof Cover: 11 - Membrane	Kits: 1	Rating: Very Good															
Color: BRICK	A Kits:	Rating:															
View / Desir:	Fpl:	Rating:															
GENERAL INFORMATION			WSFlue:	Rating:													
Grade: B - Good			CONDO INFORMATION														
Year Blt: 1925	Eff Yr Blt:	Location:															
Alt LUC:	Alt %:	Total Units:															
Jurisdct:	Fact: .	Floor:															
Const Mod:	% Own:																
Lump Sum Adj:	Name:																
INTERIOR INFORMATION			DEPRECIATION														
Avg Ht/FL: 8	Phys Cond: AG - Avg-Good	31. %															
Prim Int Wal 2 - Plaster	Functional:	%															
Sec Int Wall:	Economic:	%															
Partition: T - Typical	Special:	%															
Prim Floors: 6 - Ceramic Tile	Override:	%															
Sec Floors: 14 - Asphalt Tile	Total:	31.5 %															
Bsmnt Flr: 12 - Concrete	CALC SUMMARY			COMPARABLE SALES													
Subfloor:	Basic \$ / SQ:	100.00	Rate	Parcel ID	Typ	Date	Sale Price										
Bsmnt Gar:	Size Adj.:	0.92650223															
Electric: 3 - Typical	Const Adj.:	1.01771224															
Insulation: 2 - Typical	Adj \$ / SQ:	94.291															
Int vs Ext: S	Other Features:	28017															
Heat Fuel: 1 - Oil	Grade Factor:	1.33															
Heat Type: 1 - Forced H/Air	NBHD Inf:	1.00000000															
# Heat Sys: 6	NBHD Mod:																
% Heated: 100	LUC Factor:	1.00	WtAv\$/SQ:	AvRate:	Ind.Val												
Solar HW: NO	Adj Total:	1264047															
% Com Wal	Depreciation:	398175	Juris. Factor:	1.00	Before Depr:	125.41											
	Depreciated Total:	865872	Special Features:	6800	Val/Su Net:	61.66											
			Final Total:	872700	Val/Su SzAd:	110.40											
MOBILE HOME			Make:	Model:	Serial #	Year:	Color:										
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 045.0-0004-0005.A																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
81	Cooler	D	S	1	8X12	A	AV	2005	80.00	T	11.2	325			6,800		6,800
More: N	Total Yard Items:				Total Special Features:	6,800			Total:	6,800							
2	IMAGE										AssessPro Patriot Properties, Inc						

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Properties Inc.

## PROPERTY LOCATION

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4-14		MEDFORD ST, ARLINGTON	
OWNERSHIP			
Owner 1: 2-14 MEDFORD STREET LLC			
Owner 2:			
Owner 3:			
Street 1: 455 MASS AVE STE #1			
Street 2:			
Twn/City: ARLINGTON			
St/Prov: MA	Cntry:	Own Occ:	N
Postal: 02474		Type:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .476 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 7905 Square Feet, with 8 Units, 0 Bath, 0 3/4 Bath, 6 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
325	Store		0	0 Sq. Ft.	Site			0	0.	0.00	CG																	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
325	0.000	872,700			872,700		
Total Card	0.000	872,700			872,700	Entered Lot Size	
Total Parcel	0.476	2,129,800		1,214,200	3,344,000	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	110.40	/Parcel: 168.08	Land Unit Type:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 045.0-0004-0005.A

!3822!

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2011	813	Sign	1,200					REPL SIGN @ # 6 ME
6/30/2005	627	Manual	12,000					install comm kitch
6/11/2005	534	Renovate	40,000			G6	GR FY06	hadi-capped bath/n

## ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	201	PATRIOT
4/13/2000	Meas/Inspect	197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_



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Owner 2:			
Owner 3:			
Street 1: 455 MASS AVE STE #1			
Street 2:			
Twn/City: ARLINGTON			
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02474	Type:	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
325	0.000	649,700			649,700		
Total Card	0.000	649,700			649,700	Entered Lot Size	
Total Parcel	0.476	2,129,800		1,214,200	3,344,000	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	129.32	/Parcel: 168.08	Land Unit Type:	

User Acct
31842
GIS Ref
GIS Ref
Insp Date
11/10/18

USER DEFINED	
Prior Id # 1:	31842
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/29/21 23:38:32
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
LAST REV	Date Time
apro	3822
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .476 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 5024 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2012	1032	Sign	450					
4/26/2012	529	Manual	2,500					reinstall ceiling
7/6/2006	555	Manual	800					sign

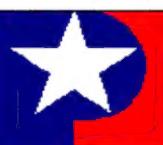
## ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	201	PATRIOT
4/13/2000	Meas/Inspect	197	PATRIOT

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		0	0 Sq. Ft.	Site			0	0.	0.00	CG																

EXTERIOR INFORMATION test PDF - Combine only				BATH FEATURES				COMMENTS				SKETCH																					
Type: 78	- Store			Full Bath	Rating:			THE CHILI COW, LEADER BANK.																									
Sty Ht: 2	- 2 Story			A Bath:	Rating:			6																									
(Liv) Units: 5	Total: 19			3/4 Bath:	Rating:																												
Foundation: 3	- BrickorStone			A 3QBth	Rating:																												
Frame: 2	- Steel			1/2 Bath: 4	Rating: Average																												
Prime Wall: 7	- Brick			A HBth:	Rating:																												
Sec Wall: 21	- Conc. Block	20%		OthrFix: 2	Rating: Average																												
Roof Struct: 4	- Flat			OTHER FEATURES																													
Roof Cover: 4	- Tar & Gravel			Kits: 1	Rating: Good			1st Res Grid   Desc: Line 1																									
Color:				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O													
View / Desir:				Frl:	Rating:																												
GENERAL INFORMATION				WSFlue:	Rating:																												
Grade: B - Good				CONDO INFORMATION																													
Year Blt: 1925		Eff Yr Blt:		Location:																													
Alt LUC:		Alt %:		Total Units:																													
Jurisdct:		Fact: .		Floor:																													
Const Mod:				% Own:																													
Lump Sum Adj:				Name:																													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																					
Avg Ht/FL: 12		Phys Cond: GD - Good		28. %		Exterior:		No Unit				RMS BRS FL																					
Prim Int Wal 1		- Drywall				Interior:																											
Sec Int Wall: 2		- Plaster		50 %		Additions:																											
Partition: T		- Typical				Kitchen:																											
Prim Floors: 6		- Ceramic Tile				Baths:																											
Sec Floors: 4		- Carpet		30 %		Plumbing:																											
Bsmnt Flr: 12		- Concrete				Electric:																											
Subfloor:						Heating:																											
Bsmnt Gar:						General:		Totals																									
Electric: 3		- Typical						0																									
Insulation: 2		- Typical																															
Int vs Ext: S																																	
Heat Fuel: 1		- Oil																															
Heat Type: 1		- Forced H/Air																															
# Heat Sys: 5																																	
% Heated: 100		% AC: 50																															
Solar HW: NO		Central Vac: NO																															
% Com Wal		% Sprinkled 0																															
Depreciated Total: 619738																																	
CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL																					
Basic \$ / SQ: 100.00		Rate		Parcel ID		Typ		Date		Sale Price		Code		Description		Area - SQ		Rate - AV		Undepr Value		Sub Area		% Usbl		Descrip		% Type		Qu		Ten	
Size Adj.: 0.99904460												FFL		First Floor		2,908		111.690		324,800		FFL		100 BNK		50 G		1					
Const Adj.: 1.03757596												BMT		Basement		2,686		31.100		83,528		BMT		100 OFC		100 A		3					
Adj \$ / SQ: 103.658												SFL		Second Floor		2,116		103.660		219,341		SFL											
Other Features: 19508																																	
Grade Factor: 1.33																																	
NBHD Inf: 1.00000000																																	
NBHD Mod:																																	
LUC Factor: 1.00																																	
Adj Total: 860747																																	
Depreciation: 241009																																	
Final Total: 649700																																	
Val/Su SzAd 129.32																																	
MOBILE HOME				Make:				Model:				Serial #				Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 045.0-0004-0005.A																IMAGE													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Size Ad	Gross Area	7710	FinArea	5024	AssessPro Patriot Properties, Inc									
60	A-T-M	M	S	11	A	AV	2001		35,000.00	T	14.4	325			30,000			30,000															
More: N				Total Yard Items:				Total Special Features:				30,000				Total:				30,000													

Patriot  
Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
4-14		MEDFORD ST, ARLINGTON

## OWNERSHIP

Owner 1:	Unit #:
2-14 MEDFORD STREET LLC	
Owner 2:	

Owner 3:
Street 1: 455 MASS AVE STE #1

Street 2:
Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov:
Postal:

NARRATIVE DESCRIPTION
This parcel contains .476 Sq. Ft. of land mainly classified as Store with a Store Building built about 1925, having primarily Brick Exterior and 5024 Square Feet, with 5 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	B3	VILLAGE B	100	water			
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n				Electri			
Census:				Exempt			
Flood Haz:							
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s				Street			
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Use Code	Description	LUC Fact	No of Units	Depth / Price Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
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## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
325	0.000	649,700			649,700	
Total Card	0.000	649,700			649,700	Entered Lot Size
Total Parcel	0.476	2,129,800		1,214,200	3,344,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	129.32	/Parcel: 168.08	Land Unit Type:

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 045.0-0004-0005.A

!3822!

## PRINT

Date	Time
12/29/21	23:38:32

## LAST REV

Date	Time
10/09/19	13:40:44

apro

3822

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

## PAT ACCT.

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Meas/Inspect	201	PATRIOT
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## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2012	1032	Sign	450					
4/26/2012	529	Manual	2,500					reinstall ceiling
7/6/2006	555	Manual	800					sign

## ACTIVITY INFORMATION

Date	Result	By	Name

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

test PDF - Combine only

Type:	78 - Store
Sty Ht:	2 - 2 Story
(Liv) Units:	5 Total: 19
Foundation:	3 - BrickorStone
Frame:	2 - Steel
Prime Wall:	7 - Brick
Sec Wall:	21 - Conc. Block 20%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B - Good
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	12
Prim Int Wal	1 - Drywall
Sec Int Wall:	2 - Plaster 50%
Partition:	T - Typical
Prim Floors:	6 - Ceramic Tile
Sec Floors:	4 - Carpet 30%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	5
% Heated:	100 % AC: 50
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled 0

**MOBILE HOME**

Make: Model: Serial # Year: Color:

**SPEC FEATURES/YARD ITEMS**

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

60 A-T-M M S 1 1 A AV 2001 35,000.00 T 14.4 325 30,000 30,000

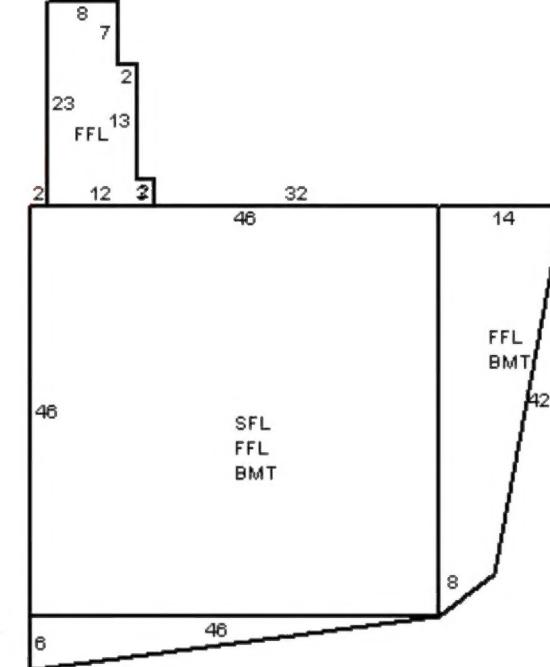
**BATH FEATURES**

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	4 Rating: Average
A HBth:	Rating:
OthrFix:	2 Rating: Average

**COMMENTS**

THE CHILI COW, LEADER BANK.

8

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 0	BRs: 0	Baths: HB 4

**OTHER FEATURES**

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:		Rating:
WSFlue:		Rating:

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:				
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	0			

**RES BREAKDOWN****DEPRECIATION**

Phys Cond:	GD - Good	28. %
Functional:		%
Economic:		%
Special:		%
Override:		%

**CALC SUMMARY**

Basic \$ / SQ:	100.00
Size Adj.:	0.99904460
Const Adj.:	1.03757596
Adj \$ / SQ:	103.658
Other Features:	19508
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	860747
Depreciation:	241009
Depreciated Total:	619738

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00		Before Depr:	137.87
Special Features:	30000		Val/Su Net:	84.27
Final Total:	649700		Val/Su SzAd:	129.32

**PARCEL ID**

045.0-0004-0005.A


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Properties Inc.

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Street 1: 455 MASS AVE STE #1

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02474		Type:		

## PREVIOUS OWNER

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Owner 2:	-

Street 1: 455 MASS AVE STE #1

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02474		

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Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		20754		Sq. Ft.	Site		0	44.	1.33	CG									1,214,214						1,214,200	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
325		20754.000	607,400		1,214,200	1,821,600		
Total Card		0.476	607,400		1,214,200	1,821,600	Entered Lot Size	
Total Parcel		0.476	2,129,800		1,214,200	3,344,000	Total Land:	
Source:		Market Adj Cost		Total Value per SQ unit /Card:	261.47	/Parcel: 168.08	Land Unit Type:	

## PREVIOUS ASSESSMENT

Parcel ID										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	2,129,800	0	20,754.	1,214,200	3,344,000		Year end	12/23/2021
2021	325	FV	2,129,800	0	20,754.	1,193,500	3,323,300		Year End Roll	12/10/2020
2020	325	FV	2,129,700	0	20,754.	1,172,800	3,302,500		Year End Roll	12/18/2019
2019	325	FV	2,030,400	0	20,754.	1,103,800	3,134,200		Year End Roll	1/3/2019
2018	325	FV	2,030,400	0	20,754.	965,900	2,996,300		Year End Roll	12/20/2017
2017	325	FV	2,030,400	0	20,754.	758,900	2,789,300		Year End Roll	1/3/2017
2016	325	FV	2,030,400	0	20,754.	758,900	2,789,300		Year End	1/4/2016
2015	325	FV	1,829,700	0	20,754.	689,900	2,519,600		Year End Roll	12/11/2014

## SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
FFCP LLC,	1523-99		3/6/2018	Convenience	100	No	No				
PASCIUTO FRANK/	1523-98		3/6/2018	Convenience	99	No	No				
PASCIUTO FAMILY	1376-28		10/21/2009	Family	10	No	No				
PASCIUTO FRANK	1342-60		8/7/2007	Family	100	No	No				
	877-179		1/1/1901	Family		No	No	N			

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/8/2015	305	Renovate	8,000					Interior non struc
11/14/2014	1541	Manual	23,600					Replace existing g
10/20/2014	1392	Sign	2,000					Install new sign.
10/9/2014	1328	Alterati	15,000					Installation of ne
8/13/2014	967	Heat App	5,000		8/13/2014			Installation of ne
7/15/2014	820	Alterati	57,000					
6/10/2014	628	Awnings	1,600					
3/5/2012	193	Sign	2,000					
9/19/2011	1140	Sign	1,200					
8/8/2011	825	Manual	600					

## ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
7/22/2014	Info Fm Prmt	PC	PHIL C
6/25/2014	External Ins	PC	PHIL C
4/2/2009	Meas/Inspect	201	PATRIOT
4/2/2009	Meas/Inspect	201	PATRIOT
2/10/2005	Permit Visit	BR	B Rossignol
4/13/2000	Meas/Inspect	197	PATRIOT
12/1/1989		PM	Peter M
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION test PDF - Combine only			BATH FEATURES			COMMENTS			SKETCH			
Type: 78 - Store	Sty Ht: 1 - 1 Story	(Liv) Units: 6	Total: 19	Full Bath	Rating:	LA VICTORIA, LUCKY DRAGON, 7 STAR GROCERY, GAIL ANN COFFEE SHOP, ARTFUL HEART.						
Foundation: 3 - BrickorStone	Frame: 2 - Steel	Prime Wall: 7 - Brick	Sec Wall: %	A Bath:	Rating:							
Roof Struct: 4 - Flat	Roof Cover: 4 - Tar & Gravel	Color: BRICK		3/4 Bath:	Rating:							
View / Desir:				A 3QBth:	Rating:							
GENERAL INFORMATION				1/2 Bath: 6	Rating: Average							
Grade: B - Good				A HBth:	Rating:							
Year Blt: 1925	Eff Yr Blt:			OthrFix: 3	Rating: Average							
Alt LUC:	Alt %:			OTHER FEATURES								
Jurisdct: G6	Fact: .			Kits: 1	Rating: Good	1st Res Grid	Desc: Line 1	# Units				
Const Mod:				A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O					
Lump Sum Adj:				Frpl:	Rating:	Other						
INTERIOR INFORMATION				WSFlue:	Rating:	Upper						
Avg Ht/FL: 8				CONDO INFORMATION								
Prim Int Wal 2 - Plaster				Location:								
Sec Int Wall: %				Total Units:								
Partition: T - Typical				Floor:								
Prim Floors: 6 - Ceramic Tile				% Own:								
Sec Floors: 14 - Asphalt Tile	25 %			Name:								
Bsmnt Flr: 12 - Concrete				DEPRECIATION								
Subfloor:				Phys Cond: AV - Average	35 %	Exterior:						
Bsmnt Gar:				Functional:		Interior:						
Electric: 3 - Typical				Economic:		Additions:						
Insulation: 2 - Typical				Special:		Kitchen:						
Int vs Ext: S				Override:		Baths:						
Heat Fuel: 1 - Oil				CALC SUMMARY								
Heat Type: 1 - Forced H/Air				COMPARABLE SALES								
# Heat Sys: 6				Basic \$ / SQ: 100.00		Rate	Parcel ID	Typ	Date	Sale Price		
% Heated: 100	% AC: 100			Size Adj.: 1.02634680								
Solar HW: NO	Central Vac: NO			Const Adj.: 1.00913095								
% Com Wal	% Sprinkled 0			Adj \$ / SQ: 103.572								
MOBILE HOME			Make:	Other Features: 29377		WtAv\$/SQ:	AvRate:	Ind.Val				
SPEC FEATURES/YARD ITEMS			Model:	Grade Factor: 1.33		Juris. Factor: 1.00	Before Depr:	137.75				
Code	Description	A Y/S	Qty	NBHD Inf: 1.00000000		Special Features: 0	Val/Su Net:	68.88				
Size/Dim	Qual	Con	Year	NBHD Mod:		Final Total: 607400	Val/Su SzAd:	137.48				
Unit Price	D/S	Dep	LUC	LUC Factor: 1.00								
			Fact	Adj Total: 934538								
			NB Fa	Depreciation: 327088								
			Appr Value	Deprecated Total: 607449								
			JCod/JFact									
			Juris. Value									
PARCEL ID 045.0-0004-0005.A												
More: N	Total Yard Items:	Total Special Features:	Total:									
10												
IMAGE AssessPro Patriot Properties, Inc												



EXTERIOR INFORMATION test PDF - Combine only			BATH FEATURES			COMMENTS			SKETCH																										
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			Juris. Value																																
PARCEL ID 045.0-0004-0005.A																																			
12																																			
More: N	Total Yard Items:	Total Special Features:	Total:	82								9	ENT (32)	8	4	10	FFL 17 (170)																		
												45	FFL BMT (4248)																						
												16	6	54	OPP	9	54	OPP	12	54	OPP	12	54	OPP	12	54	OPP	6							
												(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)										
												SUB AREA												SUB AREA DETAIL											
												Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten													
												FFL	First Floor	4,418	103.570	457,580	BMT	100	AFB	60	A														
												BMT	Basement	4,248	49.710	211,187	OPP	100	RST	50	A	3													
												OPP	Open Porch	120	30.530	3,663	ENT	32	26.640	853															
												ENT	ENTRY																						
												IMAGE												AssessPro Patriot Properties, Inc											
																																			